

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ARLMONT ST, ARLINGTON

OWNERSHIP

Owner 1:	MENTE SCOT &			
Owner 2:	MCGUINN JENNIFER			
Owner 3:				
Street 1:	48 ARLMONT ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	CAWTHRON ERIKA M -		
Owner 2:	GILL MICHAEL T -		
Street 1:	48 ARLMONT ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16265	Total SF/SM:	7085	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	506,039	Spl Credit	Total:	506,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

913,700

913,700

913,700



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	95088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2012	MLS	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
11/19/2008	Meas/Inspect	355	PATRIOT
12/9/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: _____

VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7085.000	407,700		506,000	913,700		95088
							GIS Ref
Total Card	0.163	407,700		506,000	913,700	Entered Lot Size	GIS Ref
Total Parcel	0.163	407,700		506,000	913,700		Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		488.09	/Parcel: 488.09	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	407,700	0	7,085.	506,000	913,700		Year end	12/23/2021	PRINT		
2021	101	FV	393,900	0	7,085.	506,000	899,900		Year End Roll	12/10/2020		Date	Time
2020	101	FV	393,900	0	7,085.	506,000	899,900	899,900	Year End Roll	12/18/2019		12/30/21	12:20:45
2019	101	FV	315,700	0	7,085.	474,400	790,100	790,100	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	315,700	0	7,085.	392,200	707,900	707,900	Year End Roll	12/20/2017		Date	Time
2017	101	FV	315,700	0	7,085.	360,600	676,300	676,300	Year End Roll	1/3/2017		05/25/17	13:53:18
2016	101	FV	315,700	0	7,085.	328,900	644,600	644,600	Year End	1/4/2016			
2015	101	FV	291,700	0	7,085.	322,600	614,300	614,300	Year End Roll	12/11/2014	ekelly		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

